

Highlands Council Meeting

Thursday, September 19, 2013





Proposed Highlands Redevelopment Area Designation:

Mount Olive Township Budd Lake Municipal Redevelopment





Introduction

- The Township of Mount Olive is seeking a Highlands Redevelopment Area Designation and associated master planning grant for an area along Route 46, adjacent to Budd Lake.
- The total Highlands Redevelopment Area is 16.1 acres, with an existing impervious surface of 12.5 acres, or 77.6%.
- Meets the required 70% Highlands Redevelopment Area standard.





Project Overview

- All or portions of 17 parcels.
- Area currently includes: business and retail properties; several residential units; vacant lots; a marina; the Budd Lake First Aid squad complex and the municipal beach at Budd Lake; an expanse of contiguous asphalt that once contained the Mount Olive Municipal Building and public works facilities.





Project Objectives

To facilitate efforts to:

- 1. Remove abandoned buildings,
- 2. Create conditions to induce reinvestment within this commercial corridor, and
- 3. Manage such development/ redevelopment in a comprehensive fashion.



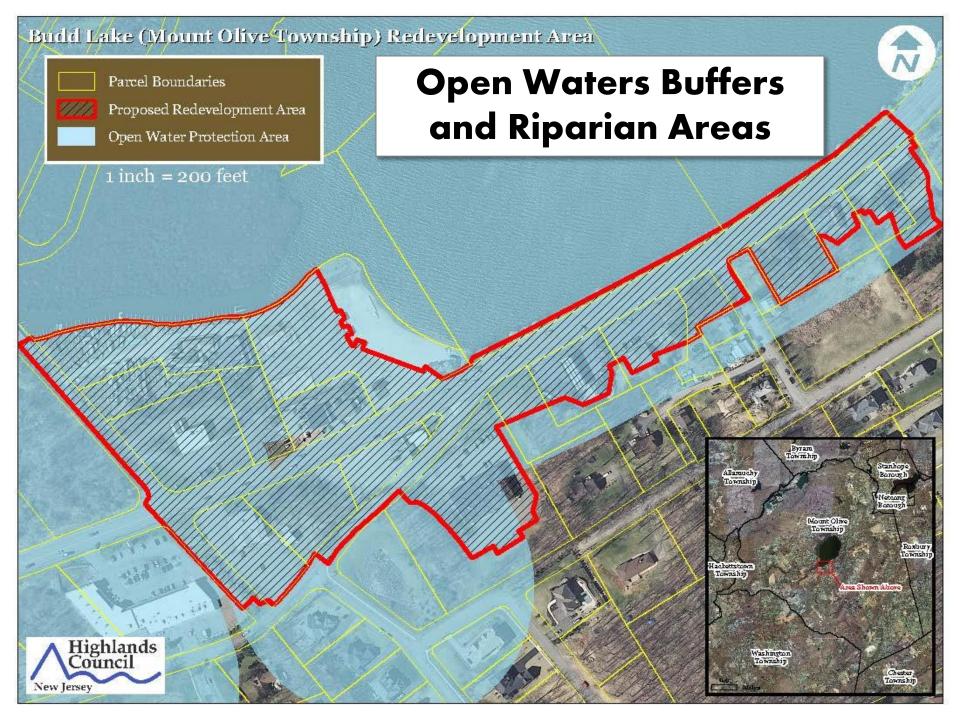


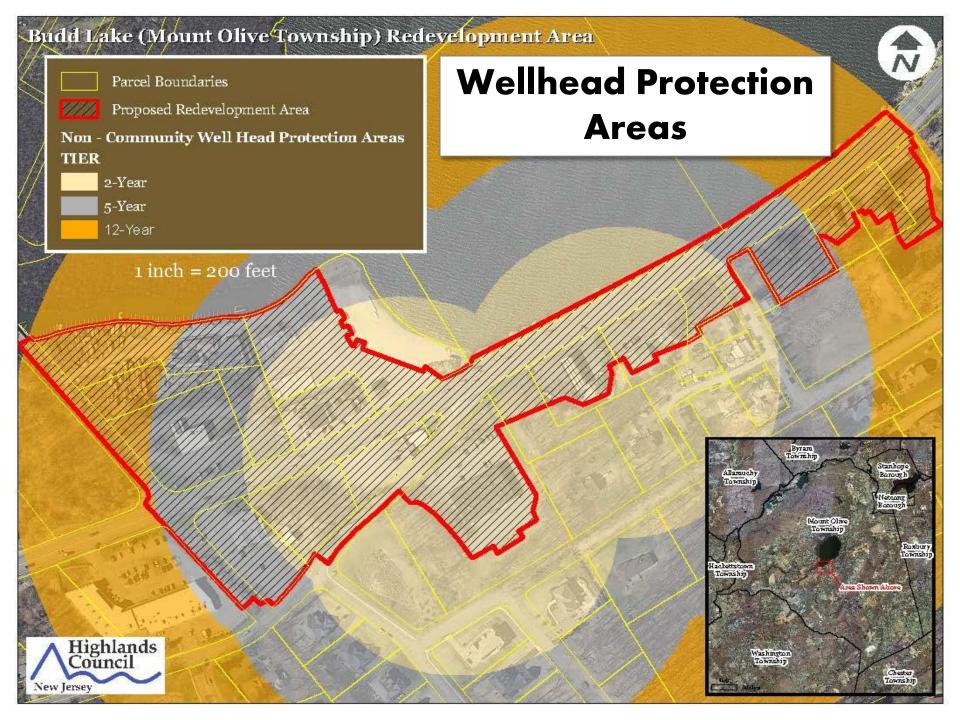


Resource Assessment











Funding & Scope of Work

- New Grant for Budd Lake Redevelopment Area Master Plan.
- Resource Protection Plans:
 - Stream Corridor Restoration/Protection Plan;
 - Habitat Conservation and Management Plan;
- Detailed Funding & Scope of Work information included in Staff Recommendation Report.





Public Comments

- Written public comment period:
 - -8/27/13 9/10/13
- Comments received from:
 - Association of New Jersey Environmental
 Commissions (ANJEC); New Jersey Highlands
 Coalition; New Jersey Conservation Foundation
 (NJCF)
 - Comment/Response Document provided detailed responses to all public comments received.
 - Posted to Highlands website: 9/13/13





Staff Recommendation: Approve with Conditions

- Adherence to Stormwater regulations upon HPAA with redevelopment permitting, as part of the NJDEP permitting process.
- Development of Water Use and Conservation Management Plan and/or mitigation of any proposed consumptive or depletive uses within the same HUC14.





Staff Recommendation: Approve with Conditions (con't)

- Coordination with Highlands Council to ensure any future uses are consistent with goals and purposes of the Highlands Act.
- Preparation and implementation of Stream Corridor Protection/Restoration Plan for Budd Lake inlet area.
- Preparation and implementation of a Critical Habitat Conservation Management Plan for the entire Township

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